

CITY PLAN COMMISSION DOCKET

Tuesday, November 17, 2015

26th Floor, Council Chamber**Members**

Babette Macy, Chair
 Rev. Stan Archie, Vice-Chair
 Bobbi Baker-Hughes
 Margaret J. May

Enrique Gutierrez
 Trish Martin
 Coby Crowl
 Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.
- D. The City Plan Commission docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council Planner Docket

District

No.

9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 2 | JR | 1. | <p>Case No. 6091-P-19 - About 2 acres generally located at southwest corner of N Ambassador Dr and N Polo Dr, to consider approval of a final plan in District B3-3 (Community Business), to allow construction of a hotel. (Automatically continued from 11-03-15 – No Testimony)
 Applicant: Laxmi Hotels LLC, Mike Patel, repr Lutjen, Inc.</p> |
| 1 | OA | 2. | <p>Case #SD 0934W - Benson Place Village, First Plat -- To consider approval of a final plat in District R-7.5 on approximately 12 acres generally located on the east side of N. Eastern Avenue, on the north and south sides of NE 101st Street, creating 34 single family lots and five (5) tracts. (Automatically continued from 11-03-15 – No Testimony)
 Applicant: Hunt Midwest Real Estate Dev. Inc. repr. Lutjen, Inc.</p> |

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1	JR	3.

Case No. 12350-P-9 – A request for approval of a Chapter 80 final plan on about 2 acres, generally located north of NE 80th St and west of N Brighton Ave, in District B2-2 (Neighborhood Business 2) to allow construction of a 9,600 square foot retail building. (Continued from 10-20-15 – **With Testimony (Quorum: Archie, Burnet, Crowl, Gutierrez, Martin, May and Macy)** (Automatically continued from 11-03-15 – No Testimony)
Applicant: Tim Harris/Star Development Corp.

6	AW	4.
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Case No. 5186-P-30 -- About 5.92 acres generally located at the northeast corner of 89th Street and State Line Road to consider approval of a Chapter 80 final plan to allow for the expansion of an existing shopping center in District B2-2. (Automatically continued from 11-03-15 – No Testimony)
Applicant: Hoefer Wysocki Architecture, John Conner

2	PN	5.
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Case No. 10251-P-30 -- Approval of a Chapter 80 final plan on approximately 2.9 acres located at 9503 N. Congress Avenue, to allow construction of an addition to an existing building in Districts M2-3 (Manufacturing 2) and B3-3 (Community Business 3). (Automatically continued from 11-03-15 – No Testimony)
Applicant: Great Plains Analytical Laboratory, repr New Mark Grubb Zimmer, Dan Musser

3	JR	6.
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Case No. SD-1465B – Hardesty Renaissance Phase II, Final Plat - To consider approval of a final plat in District M1-5 (Manufacturing 1 dash 5) on approximately 7.7 acres generally located on the southeast corner of Independence Avenue and Hardesty Avenue, creating 2 lots and two tracts.
Benton Lloyd & Chung LLP, repr Taliaferro & Browne, Inc., Rick Gard

1	JE	7.
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Case No. SD 1053N – Final Plat, Shoal Creek Business Park, First Plat - About 8.26 acres generally located south of NE 82nd Terrace, between N Booth Avenue and N Farley Avenue to approve a final plat creating one commercial lot in District SD (Shoal Creek).
Applicant: Brookfield Residential Services, LLC, repr Lutjen, Inc.

6	OA	8.
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SD 1083F – Staley Meadows, Fifth Plat - To consider approval of a final plat in District R-7.5 (Residential – 7.5) on approximately 27.3 acres generally located on the north side of NE Shoal Creek Parkway, between N. Flora Avenue and N. Harrison Street, creating 56 single family lots and ten tracts (Private Open Space, Parkland, Stormwater Detention).
Staley Meadows, LLC, repr Weiskirch & Parks Engineers

1	JE	9.
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Case #12417-A-P-10 – About 1,756 acres generally located between I-435 on the west, NE 96th Street on the north, N Flintlock Road on the east and Shoal Creek Parkway and NE 76th Street on the south to consider amending the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 7 acre

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tract located south of NE 82nd Terrace, between N Booth Avenue and N Farley Avenue to change from MPC-2 to MPC-9.

Applicant: Prof. Resource Dev. Inc., repr Scharhag Architects

9:00 A.M. CONTINUED CASE

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| 1 | AW | 10. | Case No. 1706-V -- Vacate E 51 st Terrace between Mersington Avenue to the west and Myrtle Avenue to the east. (Automatically continued from 11-03-15 – No Testimony)
Applicant: Brinshore Deelopment LLC repr. Taliaferro & Browne Inc./ Lamin Nyang |
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9:00 A.M. NEW CASE

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| 5 | AW | 11. | Case No. 14606-SU – 7501 Troost Avenue – About .512 acres generally located at the southeast corner of 75 th and Troost, to consider approval of a Special Use Permit to expand an existing gas station and convenience store, plus any necessary variances.
KAM Design/Khalid Banday |
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9:00 A.M. CONTINUED CASE

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| 4 | JR | 12. | Case No. 14603-SU -- About 9 acres generally located on the block bound by E 44th St on the north, Oak St on the east and Warwick Blvd on the west, to consider approval of a special use permit in District R-5 (Residential 5) to allow for building expansions and parking area modifications and any necessary variances.
(Automatically continued from 11-03-15 – No Testimony)
Applicant: Gould Evans, John Reeves |
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9:00 A.M. NEW CASES

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| 6 | JR | 13. | Case No. 11103-P-5 – To consider approval of a rezoning from District R-7.5 (Residential 7.5) to R-1.5 (Residential 1.5) on approximately 6 acres generally located east of Wornall Rd and south of Interstate 435.
Applicant: Denlar LLC, repr Kaw Valley Engineering, Inc. |
| 6 | JR | 14. | Case No. 11103-P-6 – To consider approval of a development plan which also acts as a preliminary plat in District R-1.5 (Residential 1.5) on approximately 6 acres generally located east of Wornall Rd and south of Interstate 435 to allow a residential development with 14 lots and 3 tracts.
Applicant: Denlar LLC, repr Kaw Valley Engineering, Inc. |

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9:30 A.M. NEW CASES

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| 4 | JR | 15. | <p>Case No. 611-S-6 – A request to amend the Plaza Urban Design and Development Plan on about 1.5 acres, generally located on the block bound by W 46th St on the north, Broadway on the west, Wornall Rd on the east and W 46th Ter on the south, by changing recommendation relating to redevelopment from “Potential Redevelopment within Existing Zoning” to “Limited Redevelopment with Specific Guidelines” and by changing the recommendation regarding building height from “4-10 stories” to “12-15 stories”.</p> <p>Applicant: Plaza Hotels, LLC, repr Polsinelli PC</p> |
| 4 | JR | 16. | <p>Case No. 14609-UR – To consider approval of a rezoning from District B3-2 (Community Business) to District UR (Urban Redevelopment) and approval of a preliminary development plan on approximately 1.5 acres generally located on a portion of the block bound by Broadway, W 46th St, W 46th Ter, and Wornall Rd to allow an approximately 228,770 square foot mixed use development.</p> <p>Applicant: Plaza Hotels, LLC, repr Polsinelli PC</p> |
| 4 | OA | 17. | <p>SD 1524 – Arterra Crossroads Preliminary Plat - To consider approval of a preliminary plat in District UR (Urban Redevelopment) on approximately 0.5 acres generally located south of 21st St between Fort Scott St and Wyandotte St, creating 1 residential lot.</p> <p>Applicant: Copaken Brooks, repr Taliaferro & Browne, Inc., Ricky E. Gard</p> |
| 4 | OA | 18. | <p>SD-1524-A - Arterra Crossroads Final Plat - To consider approval of a final plat in District UR (Urban Redevelopment) on approximately 0.5 acres generally located south of 21st St between Fort Scott St and Wyandotte St, creating 1 residential lot.</p> <p>Applicant: Copaken Brooks, repr Taliaferro & Browne, Inc., Ricky E. Gard</p> |
| 5 | OA | 19. | <p>Case No. 14608-P – About 26 acres generally bounded by E. Missouri Avenue on the north, Admiral Boulevard (extending about ½ a block) on the south, Woodland Avenue (extending Maple Boulevard along Independence Avenue) on the east, and The Paseo on the west. To consider approval of a Council Approve Signage Plan pursuant to Chapter 88-445-11, in Districts R-1.5, R-2.5, B1-1 and B4-2, to allow a Council approved signage plan.</p> <p>Applicant: KCUMB, Repr White Goss</p> |

9:30 A.M. CONTINUED CASES

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| 2 | OA | 20. | <p>Case No. 6981-P-34 -- About 36 acres generally located at the southeast corner of NW Barry Road and US Highway 169, to amend a previously approved preliminary development plan in District B3-2, to allow for a 100 foot zip-line in conjunction with</p> |
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the family entertainment center. (Automatically continued from 11-03-15 – No Testimony)

Applicant: 3F30 Architects, Bryan Ruoff

10:00 A.M. CONTINUED CASES

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| 1 | JE | 21. | Case No. 405-S-46 -- Amending the Shoal Creek Valley Area Plan for an approximately 7 acre tract located south of NE 82 nd Terrace, between N Booth Avenue and N Farley Avenue by changing the recommended land use from Residential to Mixed Use. (Automatically continued from 11-03-15 – No Testimony)
Applicant: SCV Office, LLC, repr Lutjen Inc. |
| 1 | JE | 22. | Case No. 12417-P-10 – About 1,756 acres generally located between I-435 on the west, NE 96 th Street on the north, N Flintlock Road on the east and Shoal Creek Parkway and NE 76 th Street on the south to consider amending the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 7 acre tract located south of NE 82 nd Terrace, between N Booth Avenue and N Farley Avenue to change from MPC-2 to MPC-9. (Automatically continued from 11-03-15 – No Testimony)
Applicant SCV Office, LLC, repr Lutjen, Inc. |
| 4 | JE | 23. | Case No. 319-S-10 -- About five (5) acres north of 47th Street, between Belleview Road and Madison Avenue., to consider the approval of the Sixth Amendment to the Forty-sixth & Madison "353" Development plan for the redevelopment and rehabilitation of the neighborhood as provided in the Urban Redevelopment Corporation Law of the State of Missouri (Chapter 353, R.S.Mo., 1978 as amended) and as required by Section 74-4 of Committee Substitute for Ordinance No. 140306. ((Automatically continued from 11-03-15 – No Testimony)
Applicant: Block Real Estate Services, repr Polsinelli, Roxsen Koch |

10:30 A.M. CONTINUED CASES

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| 3 | JE | 24. | Case No. 675-S-6 – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1.5 acres generally located east of Troost Avenue, north of E 24 th Street and south of Bruce R. Watkins Drive, from Residential Low Density and Residential Medium Density to Downtown Residential. ((Automatically continued from 11-03-15 – No Testimony)
Applicant: Sunflower Development Group repr Taliaferro & Browne, Inc. |
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3	JE	25.	Case No. 12708-UR-3 -- About 94 acres generally bounded by 22 nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27 th Street and about 100 feet south of 27 th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27 th Street on the west -- to consider the approval of a development plan amendment in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24 th Street and south of Bruce R. Watkins Drive to allow for a hotel and further to add single family homes in lieu of townhomes in select locations. ((Automatically continued from 11-03-15) Applicant: Sunflower Development Group repr Taliaferro & Browne, Inc.
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CW	PN	26.	Case No. 254-S-313 -- Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (Automatically continued from 11-03-15 – No Testimony) Applicant: City Planning Development
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11:00 A.M. CONTINUED CASES

CW	PN	27.	Case No. 254-S-312 -- Amending Chapter 88, the Zoning and Development Code, specifically regarding plans and the plans review and approval process. (Continued from 10-20-15 – No Testimony) Applicant: City Planning and Development
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CW	AW	28.	Case No. 254-S-311 -- Amending Chapter 88, Zoning and Development Code, to revise Sections 88-420 Parking and Loading and Chapter 18, to move requirements of Chapter 52 into Chapter 88 and Chapter 18 thereby deleting Chapter 52, and to modify certain provisions of the City's parking requirements ((Automatically continued from 11-03-15 – No Testimony). Applicant: City Planning and Development
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OTHER MATTERS:

Approval of the minutes of July 7, 2015; July 21, 2015; August 4, 2015; and September 1, 2015.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:mc